



21 Moira Road

| DE12 7QD | Guide Price £150,000

ROYSTON
& LUND

- Guide Price £150,000 to £160,000
- Ideal First Home Or Buy To Let
- Log Burner In Living Room
- Good Transport Links
- EPC Rating D
- Two Bedroom Mid-Terrace Home
- No Upward Chain
- Opposite Donisthorpe Woodland Park
- Freehold
- Council Tax Band A



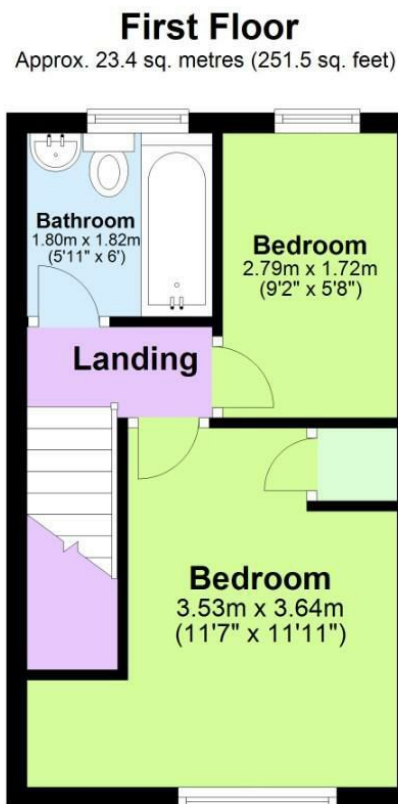
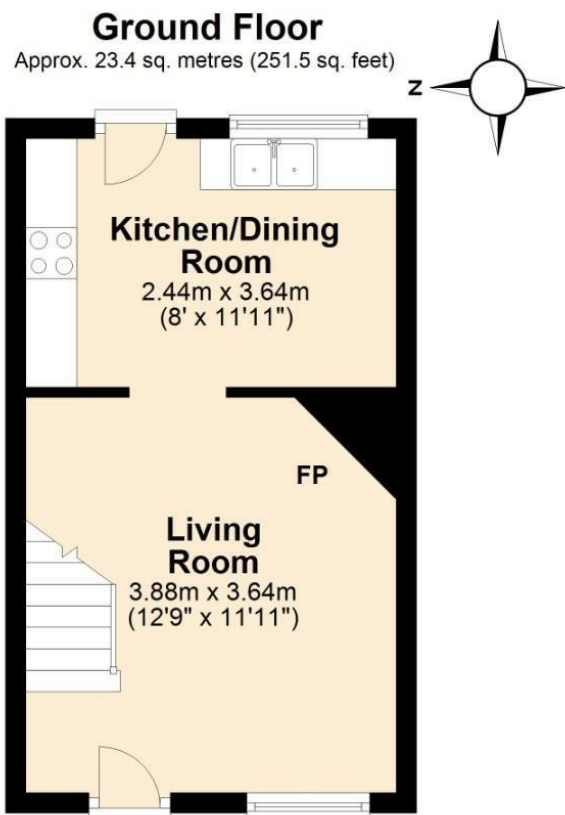


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Royston and Lund are delighted to bring to the market this lovely two bedroom mid terrace that fronts onto Donisthorpe Woodland Park. The property is sold with no upward chain and would make an ideal first home. Donisthorpe is well positioned with good access to both Ashby, Swadlincote and the A42 to Birmingham & Nottingham.

In brief the ground floor comprises a living room with log burner and a kitchen diner to the rear that benefits from an integrated oven, hob and extractor fan with space for further freestanding appliances. To the first floor there is a double bedroom with storage, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is a long garden with a patio area, lawn and fenced boundaries.





Total area: approx. 46.7 sq. metres (503.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**